



JACKSON CO EXISTING URBAN HOME SALES - December 1, 2020 through February 28, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2020 vs Feb 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	79	74	101	52	\$390,000	\$408,550	\$497,750	27.6%	21.8%	\$421,750	\$532,500
Talent	17	14	72	22	\$236,350	\$301,000	\$396,500	67.8%	31.7%	\$359,000	\$377,495
Phoenix	16	14	92	12	\$224,450	\$281,000	\$307,500	37.0%	9.4%	N/A	\$286,000
Jacksonville	22	16	82	44	\$416,500	\$453,500	\$562,500	35.1%	24.0%	\$416,250	\$545,000
Northwest Medford	15	23	44	10	\$206,000	\$264,500	\$299,250	45.3%	13.1%	\$256,000	\$332,000
West Medford	31	42	59	18	\$146,500	\$230,000	\$248,500	69.6%	8.0%	\$244,125	\$235,000
Southwest Medford	41	47	31	16	\$222,500	\$287,000	\$322,450	44.9%	12.4%	\$282,500	\$310,000
East Medford	161	197	60	29	\$266,450	\$302,000	\$385,000	44.5%	27.5%	\$299,000	\$415,000
Central Point	74	54	37	21	\$217,400	\$301,000	\$338,250	55.6%	12.4%	\$301,000	\$323,438
White City	23	25	17	16	\$171,000	\$234,000	\$275,000	60.8%	17.5%	\$245,000	\$277,500
Eagle Point	40	33	44	16	\$239,000	\$291,250	\$375,000	56.9%	28.8%	\$299,900	\$396,950
Shady Cove	11	11	118	36	\$247,500	\$344,900	\$299,900	21.2%	-13.0%	\$344,900	\$230,000
Gold Hill & Rogue River	15	14	43	54	\$157,500	\$260,000	\$318,520	102.2%	22.5%	\$250,000	0
URBAN TOTALS	545	564	60	28	\$230,000	\$302,000	\$345,000	50.0%	14.2%	\$300,000	\$343,500

JACKSON CO NEW URBAN HOME SALES - December 1, 2020 through February 28, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2020 vs Feb 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Ashland	5	2	67	N/A	\$395,000	\$450,000	N/A	N/A	N/A	N/A	N/A
Talent	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	6	0	105	N/A	\$246,091	\$245,500	N/A	N/A	N/A	N/A	N/A
West Medford	3	0	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	9	4	82	77	\$251,950	\$359,900	\$365,500	45.1%	1.6%	N/A	N/A
East Medford	28	25	84	17	\$327,080	\$362,495	\$401,005	22.6%	10.6%	\$358,445	\$392,525
Central Point	2	5	N/A	0	N/A	N/A	\$369,900	N/A	N/A	N/A	N/A
White City	9	14	66	50	\$197,750	\$250,000	\$239,900	21.3%	-4.0%	\$259,900	\$193,400
Eagle Point	8	10	111	47	\$282,500	\$349,950	\$393,250	39.2%	12.4%	N/A	\$369,000
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	0	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	73	63	84	31	\$292,156	\$342,400	\$365,000	24.9%	6.6%	\$354,900	\$365,000

JACKSON CO RURAL HOME SALES - December 1, 2020 through February 28, 2021

ACREAGE	ACTIVITY		DAYS ON MKT		PRICING						
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28					Feb 2020 vs Feb 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2016	Median \$ 2020	Median \$ 2021	5-year % Change	1-year % Change	Median \$	Median \$
Under 5 Acres	65	75	122	70	\$320,000	\$410,000	\$575,000	79.7%	40.2%	\$417,500	\$535,000
5 - 10 Acres	29	30	118	73	\$429,790	\$470,000	\$606,000	41.0%	28.9%	N/A	\$650,000
Over 10 Acres	30	43	231	155	\$475,000	\$715,875	\$705,000	48.4%	-1.5%	\$775,000	\$848,750
RURAL TOTALS	124	148	147	95	\$388,950	\$467,500	\$616,500	58.5%	31.9%	\$490,000	\$650,000

RESIDENTIAL INVENTORY

Area	Active As Of 02/29/20	Active As Of 02/28/21	% Change
Ashland	84	49	-41.7%
Talent	14	4	-71.4%
Phoenix	10	7	-30.0%
Jacksonville	24	10	-58.3%
Northwest Medford	6	2	-66.7%
West Medford	37	19	-48.6%
Southwest Medford	12	10	-16.7%
East Medford	115	42	-63.5%
Central Point	31	7	-77.4%
White City	22	6	-72.7%
Eagle Point	25	14	-44.0%
Shady Cove	18	4	-77.8%
Gold Hill & Rogue River	1	0	0.0%
Rural	261	87	-66.7%
JACKSON COUNTY TOTALS	660	261	-60.5%

The statistics in the top two charts represent urban area homes and exclude rural properties. N/A means "No or Insufficient Activity" in the reporting period.

Median price means the midpoint, with half of the sales being above and half below the listed number; *it is not the same as average.*

Median prices reflect overall market trends and are not a measure of pricing for individual properties. Small sampling sizes can lead to wide variances in year to year comparisons.

Statistics are based on reporting by REALTORS® to the Southern Oregon Multiple Listing Service.

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JACKSON CO EXISTING HOME SALES: DISTRESSED - December 1, 2020 through February 28, 2021

AREA	ACTIVITY		DAYS ON MKT		PRICING				
	Dec 1 - Feb 28		Dec 1 - Feb 28		Dec 1 - Feb 28			Feb 2020 vs Feb 2021	
	# Sold 2020	# Sold 2021	Average 2020	Average 2021	Median \$ 2020	Median \$ 2021	1-year % Change	Median \$	Median \$
Ashland	4	1	68	N/A	\$461,000	N/A	N/A	N/A	N/A
Talent	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Phoenix	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jacksonville	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Northwest Medford	1	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Medford	2	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Southwest Medford	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Medford	6	1	49	N/A	\$379,550	N/A	N/A	\$328,950	N/A
Central Point	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White City	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Point	2	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shady Cove	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gold Hill & Rogue River	1	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A
URBAN TOTALS	21	7	58	49	\$258,000	\$424,000	64.3%	\$264,000	\$429,500

JACKSON CO EXISTING HOME SALES: REO/SHORT SALE COMPARISONS - December 1, 2020 through February 28, 2021

AREA	CLOSED TRANSACTIONS							AVERAGE DAYS ON MARKET				MEDIAN PRICING			
	Dec 1 - Feb 28							Dec 1 - Feb 28				Dec 1 - Feb 28			
	Standard	Standard %	REO	REO %	Short	Short %	All	Standard	REO	Short	All	Standard	REO	Short	All
Ashland	73	98.6%	1	1.4%	0	0.0%	74	52	N/A	N/A	52	\$498,000	N/A	N/A	\$497,750
Talent	14	100.0%	0	0.0%	0	0.0%	14	22	N/A	N/A	22	\$396,500	N/A	N/A	\$396,500
Phoenix	14	100.0%	0	0.0%	0	0.0%	14	12	N/A	N/A	12	\$307,500	N/A	N/A	\$307,500
Jacksonville	15	93.8%	1	6.3%	0	0.0%	16	46	N/A	N/A	44	\$545,000	N/A	N/A	\$562,500
Northwest Medford	22	95.7%	1	4.3%	0	0.0%	23	10	N/A	N/A	10	\$297,125	N/A	N/A	\$299,250
West Medford	41	97.6%	1	2.4%	0	0.0%	42	18	N/A	N/A	18	\$252,000	N/A	N/A	\$248,500
Southwest Medford	47	100.0%	0	0.0%	0	0.0%	47	16	N/A	N/A	16	\$322,450	N/A	N/A	\$322,450
East Medford	196	99.5%	0	0.0%	1	0.5%	197	28	N/A	N/A	29	\$382,500	N/A	N/A	\$385,000
Central Point	52	96.3%	2	3.7%	0	0.0%	54	20	N/A	N/A	21	\$338,250	N/A	N/A	\$338,250
White City	25	100.0%	0	0.0%	0	0.0%	25	16	N/A	N/A	16	\$275,000	N/A	N/A	\$275,000
Eagle Point	33	100.0%	0	0.0%	0	0.0%	33	16	N/A	N/A	16	\$375,000	N/A	N/A	\$375,000
Shady Cove	11	100.0%	0	0.0%	0	0.0%	11	36	N/A	N/A	36	\$299,900	N/A	N/A	\$299,900
Gold Hill & Rogue River	14	100.0%	0	0.0%	0	0.0%	14	54	N/A	N/A	54	\$318,520	N/A	N/A	\$318,520
URBAN TOTALS	557	98.8%	6	1.1%	1	0.2%	564	28	30	N/A	28	\$345,000	\$343,500	N/A	\$345,000

RESIDENTIAL INVENTORY: REO/SHORT SALE COMPARISONS - 02/28/21

AREA	Standard	Standard %	REO	REO %	Short	Short %	All
Ashland	49	100.0%	0	0.0%	0	0.0%	49
Talent	4	100.0%	0	0.0%	0	0.0%	4
Phoenix	7	100.0%	0	0.0%	0	0.0%	7
Jacksonville	10	100.0%	0	0.0%	0	0.0%	10
Northwest Medford	2	100.0%	0	0.0%	0	0.0%	2
West Medford	18	94.7%	1	5.3%	0	0.0%	19
Southwest Medford	10	100.0%	0	0.0%	0	0.0%	10
East Medford	42	100.0%	0	0.0%	0	0.0%	42
Central Point	7	100.0%	0	0.0%	0	0.0%	7
White City	6	100.0%	0	0.0%	0	0.0%	6
Eagle Point	14	100.0%	0	0.0%	0	0.0%	14
Shady Cove	4	100.0%	0	0.0%	0	0.0%	4
Gold Hill & Rogue River	0	0.0%	0	0.0%	0	0.0%	0
Rural	85	97.7%	2	2.3%	0	0.0%	87
COUNTY TOTALS	258	98.9%	3	1.1%	0	0.0%	261

REO/Short sales and inventories are not foreclosure rates.

"Standard" indicates properties that do not require third party approval for the transaction.

"REO" means Real Estate Owned, indicating bank or mortgage company ownership.

"Short" stands for Short Sale, where third party approval is required for the transaction.

Percentages of sales and inventories add up across the rows, but may not total exactly 100% due to rounding.

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